

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall		30	VINYL 90		0800		02	2,280		115.4000		86.55		197,334		2016		2016		0		0		15.00		85.00		VALUATION BY		STANDARD									
Exterior Wall		06	BD/BATTEN 10		1		M/H 94+ - 100% - 2018		Heated Area: 2280		HX Base Yr 2018																Tax Group: 6		Tax Dist:										
Roof Structur		03	GABLE/HIP 100																								BUILDING MARKET VALUE		167,734										
Roof Cover		03	COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		15,379										
Interior Wall		05	DRYWALL 100																								TOTAL LAND VALUE - MARKET		56,000										
Interior Floo		14	CARPET 60																								TOTAL MARKET VALUE		239,113										
Interior Floo		08	SHT VINYL 40																								SOH/AGL Deduction		64,882										
Air Condition		03	CENTRAL 100																								ASSESSED VALUE		174,231										
Heating Type		04	AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 50,000										
Bedrooms			3 100																								BASE TAXABLE VALUE		124,231										
Bathrooms			2 100																								TOTAL JUST VALUE		239,113										
Frame		02	WOOD FRAME 100																								NCON VALUE		7,085										
Stories		1.	1. 100																								INCOME VALUE												
Units			0 100																								PREVIOUS YEAR MKT VALUE		230,362										
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA																										08										
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,280		100		2,280		167,734																															
TOTALS		2,280				2,280		167,734																															
EXTRA FEATURES										450584 SR 200, CALLAHAN																													
BLD DATE																																							
XF DATE																																							
INC DATE																																							
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES									
1		0300		BOAT DCK W		0 100		16 16		256.00		SF 40.00				40.00		100		2016		2016		3		81		8,294											
2		0351		CARPORT MT		0 100		36 24		864.00		SF 10.00				10.00		100		2024		2018				82		7,085											